



Planning & Community Development Department
STAFF REPORT TO THE PLANNING COMMISSION

**Proposed City Comprehensive Plan &
Development Code Amendments**

HEARING DATE: October 4, 2006 @ 4:00 p.m.
PROPOSAL COORDINATOR: Amanda Tainio, Associate Planner
PROPOSAL: Comprehensive Plan & Development Code Amendments
PROPOSAL SUMMARY:

Location	Citywide
Applicants	<ol style="list-style-type: none">1. City of Liberty Lake2. Steve Bowman & JP Stravens Planning Associates (JP Stravens)3. Wandermere Investments, LLC (Richard Vandervert)4. Spokane Teacher's Credit Union & DJ Hume Co. (Dwight Hume)
Proposal Information	City Comprehensive Plan & Development Code Amendments

REGULATORY AUTHORITY:

WAC 365-195 - Growth Management -- Procedural Criteria for Adopting Comprehensive Plans and Development Regulations
RCW 36.70A - Growth Management -- Planning By Selected Counties and Cities
WAC 197-11 - SEPA Rules

SEPA:

The City of Liberty Lake and proposal applicants completed SEPA Checklists on the proposed Comprehensive Plan & Development Code Amendments. The City of Liberty Lake Planning & Community Development Department determined that the proposals, as non-project reviews, would have no significant adverse environmental impacts and issued a Determination of Nonsignificance (DNS) and Adoption of Existing Environmental Document on the Comprehensive Plan & Development Code Amendments on August 30, 2006. The City adopted the Spokane County Final Supplemental Environmental Impact Statement for the Spokane County Comprehensive Plan that was prepared on November 22, 2000 and was previously adopted for the original City of Liberty Lake Comprehensive Plan and Development Code. The SEPA Checklists and Threshold Determination were routed to agencies on August 30, 2006 and a Notice of Availability was published in the September 1 and September 8, 2006 Valley News Herald. The SEPA Notice of Availability was also posted on the City website and emailed to the public notice group on August 30, 2006. Comments on the SEPA Checklists and Threshold

Determination were due by 4 p.m., September 13, 2006. The appeal deadline is fourteen (14) calendar days after the comment period closed (September 27, 2006).

Two comments were received on the proposed Comprehensive Plan & Development Code Amendments (see attachment).

1. The Washington State Dept. of Ecology, Spokane Office submitted comments concerning items to consider during construction activities.
2. A comment letter was received from Scott Bernhard of Liberty Lake concerning Urban Growth Area (UGA) boundary extensions.

PUBLIC PARTICIPATION OPPORTUNITIES:

1. Discussion on Comprehensive Plan & Development Code Amendments, Planning Commission Meeting – June 14, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
2. Discussion on Proposed Comprehensive Plan & Development Code Amendments, Planning Commission Meeting – July 12, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
3. Proposed Comprehensive Plan / Development Code Amendment Overview, Planning Commission Meeting – August 9, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
4. Discussion on Planning Commissioner Initiated Amendments, Planning Commission Special Meeting – August 30, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
5. Public Workshop on Proposed Comprehensive Plan / Development Code Amendments, Planning Commission Special Meeting – August 30, 2006
 - Notice of Public Workshop published in the Valley News Herald on August 18, 2006 & August 25, 2006
 - Notice of Public Workshop emailed to public notice group & posted on City website on August 10, 2006
 - Notice of Public Workshop posted at City Hall & the Liberty Lake Post Office on August 11, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website
6. Non-Project SEPA Checklists and Threshold Determination Review – August 30, 2006 to September 13, 2006
 - Notice of Availability published in the Valley News Herald on September 1, 2006 & September 8, 2006
 - Notice of Availability emailed to public notice group & posted on City website on August 30, 2006.
 - Notice of Availability mailed to reviewing agencies on August 30, 2006
7. Discussion on Proposed Comprehensive Plan & Development Code Amendments, Planning Commission Meeting – September 13, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office

- Agenda emailed to public notice group & posted on City website
8. Public Hearing on Proposed Comprehensive Plan / Development Code Amendments, Planning Commission Special Meeting – October 4, 2006
- Notice of Public Hearing published in the Valley News Herald on September 22, 2006 & September 29, 2006
 - Notice of Public Hearing emailed to public notice group & posted on City website on September 19, 2006
 - Notice of Public Hearing posted at City Hall & the Liberty Lake Post Office on September 19, 2006
 - Agenda posted at City Hall & the Liberty Lake Post Office
 - Agenda emailed to public notice group & posted on City website

REVIEWING AGENCIES:

Agencies Notified	Notification	Response Received	Comment Summary
City Engineer	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Fire District #1	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Dept. of Ecology - Olympia	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Dept. of Ecology - Spokane	SEPA Documents - Mailed 8/30/06	9/12/06	Comments concerning items to consider during construction activities
Dept. of Transportation - Spokane	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
SCAPCA	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Avista Utilities	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
QWEST	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Liberty Lake Sewer District	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Community Cable	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
WA State Dept. of Health	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Spokane Regional Health District	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006

Spokane County Building & Planning	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Spokane County Engineering & Roads	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Spokane County Utilities	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
City of Spokane Valley	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Central Valley School District	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
Consolidated Irrigation	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006
TransCanada	SEPA Documents - Mailed 8/30/06	No	No comments received as of September 25, 2006

PUBLIC COMMENTS (WRITTEN):

Name & Address	Comments Received	Comment Summary
Scott Bernhard Liberty Lake	9/13/06	Opposed to any modification of the Comprehensive Plan to include anything south of Sprague as anything other than rural designation

STAFF SUMMARY

1. The Growth Management Act was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation.
2. Spokane County and the cities within it were mandated to plan under the GMA in 1993.
3. As a City within Spokane County, Liberty Lake has crafted a Comprehensive Plan and Development Regulations which reflect and implement the community's vision for land use.
4. The 13 planning goals outlined in RCW 36.70A, guide the development and adoption of comprehensive plans and development regulations
5. The comprehensive plan is the starting point for any planning process and the centerpiece of local planning. Development regulations implement the Comprehensive Plan and include a variety of land use regulations, such as zoning, subdivisions, critical areas, landscaping, planned unit development, signs, etc. and the City Development Code must be consistent with the adopted City Comprehensive Plan, as well as being internally consistent. State agencies are required to comply with comprehensive plans and development regulations of jurisdictions planning under the GMA.
6. The 2006 City Comprehensive Plan & Development Code Amendments process was a "bottom up" effort, involving early and continuous public participation and the public had the opportunity to comment throughout the process.

7. GMA requires proposed comprehensive plans or development regulations, including proposed amendments, be forwarded to the Department of Community, Trade and Economic Development for review and comment 60 days prior to the final City Council adoption.

ATTACHMENTS:

1. Comment Letter from the Washington State Dept. of Ecology, Spokane Office
2. Comment Letter from Scott Bernard, Liberty Lake
3. Proposed 2006 Comprehensive Plan Amendments List w/ Staff Recommendations
4. Proposed 2006 Development Code Amendments List w/ Staff Recommendations